178.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 748,000 / 748,000
					USE VALUE: 748,000 / 748,000
					ASSESSED: 748,000 / 748,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK JASON & JULIA K
Owner 2:	
Owner 3:	
Street 1:	22 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOK JASON -
Owner 2:	-
Street 1:	22 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 1712 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4216.000	365,500		382,500	748,000
Total Card	0.097	365,500		382,500	748,000
Total Parcel	0.097	365,500		382,500	748,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.92 /Parcel: 436.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120434

GIS Ref

GIS Ref

Insp Date 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0003-0006.0

!13971!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,500	0	4,216.	382,500	748,000		Year end	12/23/2021
2021	101	FV	354,900	0	4,216.	382,500	737,400		Year End Roll	12/10/2020
2020	101	FV	355,200	0	4,216.	382,500	737,700	737,700	Year End Roll	12/18/2019
2019	101	FV	267,600	0	4,216.	382,500	650,100	650,100	Year End Roll	1/3/2019
2018	101	FV	164,200	0	4,216.	322,400	486,600	486,600	Year End Roll	12/20/2017
2017	101	FV	164,200	0	4,216.	295,100	459,300	459,300	Year End Roll	1/3/2017
2016	101	FV	164,200	0	4,216.	251,400	415,600	415,600	Year End	1/4/2016
2015	101	FV	160,000	0	4,216.	218,600	378,600	378,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:05:05

LAST REV

Date	Time
08/05/20	10:57:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13971

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK JASON,	75240-145	1	7/29/2020	Convenience	1	No	No		
LEGEE ERNEST J	57615-364		10/11/2011		265,000	No	No		
LEGEE FLORENCE	35909-195		7/17/2002	Family	1	No	No		
	6865-129		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/12/2013	187	Heat App	9,000					
8/22/2012	1050	Addition	48,000					2 STORY 25X14 W/FO

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	HS	Hanne S
1/29/2013	Info Fm Prmt	BR	B Rossignol
7/2/2012	External Ins	BR	B Rossignol
1/11/2012	MLS	EMK	Ellen K
1/11/2012	MLS	EMK	Ellen K
3/11/2009	Inspected	372	PATRIOT
11/6/2008	Measured	163	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4216		Sq. Ft.	Site		0	70.	1.30	7									382,537						382,500	

Total AC/HA:	0.09679	Total SF/SM:	4216	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,537	Spl Credit		Total:	382,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26331782
Const Adj.:	0.95940399
Adj $ / SQ:	157.564
Other Features:	92851
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409800
Depreciation:	44258
Depreciated Total:	365542

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

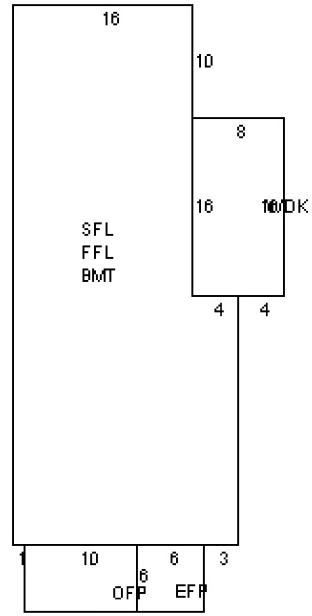
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	157.56
Special Features:	0	Val/Su Net:	130.91
Final Total:	365500	Val/Su SzAd	213.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	856	47.270	40,462
FFL	First Floor	856	157.560	134,875
SFL	Second Floor	856	157.560	134,875
WDK	Deck	128	13.250	1,696
OFP	Open Porch	60	42.210	2,533
EFP	Enclos Porch	36	69.650	2,507

Net Sketched Area:	2,792			Total:	316,948
Size Ad	1712	Gross Area	2792	FinArea	1712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	